

**REGULAR MEETING OF THE WYOMING BOARD OF
ADJUSTMENTS –
August 31, 2011 @ 7:30 p.m. @ Wyoming Town Annex**

Ms. King called the public hearing to order at 7:30 p.m.

BOARD MEMBERS PRESENT: Joanne Everett, Paula King, Lawaun Parham

BOARD MEMBERS ABSENT: Laurie Coventry, Carston Wagner

OFFICE STAFF/CHAIRMEN: Pam Haddick

AUDIENCE PRESENT: Brad Smith, Dale Rife, Mary Bundy

Ms. Parham motioned to accept the agenda as written. Ms. Everett seconded the motion. All in favor; none opposed.

Ms. King read the Hearing Introduction.

Ms. King read the legal notice and explained the exhibits supplied to the Board.

Ms. King then turned the meeting over to Mr. Brad Smith to present his request for a variance.

Testimony:

Mr. Smith explained that his brother Brook and he own this property together. They are hoping to subdivide the property into 2 parcels in order for each of them to own one. A new house will be built on the Mechanic Street property.

Opposition:

Ms. Bundy asked if building a new house on the Mechanic Street property would raise her property taxes as she is adjacent to that property. She was told "no." A house on that property would have no affect at all on her taxes.

Ms. Rife brought up the Land Use & Development Code that the Town adopted in 2009. If this property were to be subdivided, each of the 2 properties would be considerably less than the lot footage of 10,000 SF that the Land Use Code requires. Is there an Exceptional Practical Difficulty in this situation that causes a need for this property to be divided?

Ms. Bundy also asked what the house would look like as she will be living next door to it.

Ms. Rife also mentioned that there was no sewer or water tap-in for this property because when Mechanic Street was re-paved several years ago, S & W was told that this lot was a non-buildable lot and did not supply a tap-in to it. Mechanic Street would have to be dug up in order to tie in to the lines and she hates to see that happen.

With no further testimony Ms. Everett motioned to adjourn the Public Hearing and enter the Business Meeting. Ms. Parham seconded the motion. All in favor; none opposed.

Ms. King called the Business Meeting to order at 7:51 PM

Minutes:

Ms. Everett motioned to accept the minutes from last meeting as written. Ms. Parham seconded the motion. All in favor; none opposed.

Old Business:

There wasn't any old business that needed to be discussed at this meeting.

New Business:

Ms. King stated that she agreed with Ms. Rife about the Land Use & Development Code. The Town spent many months and a lot of money to put together this code that we are very proud of. What was the point in doing that if we are going to approve variances to the code every time one is requested?

Ms. Everett stated that she agrees with Ms. King.

Ms. Parham said she feels she needs a lot more information before she could grant this variance.

Ms. King said she would like to see separate letters from Brad and Brook stating their individual intents for requesting this variance and the use of the two properties if the variance is granted rather than a joint letter signed by them both.

Ms. Everett made a motion to deny the variance pending a new application. Ms. Parham seconded the motion. All in favor; none opposed.

Ms. Everett motioned to adjourn the meeting seconded by Ms. Parham. All in favor; none opposed.

The meeting adjourned at 8:02 PM.

Respectfully submitted,
Pam Haddick, Town Clerk